



1708 23 Street Calgary Alberta

\$3,199,900

Introducing 1708 23 Street SW, another stunning brand-new custom residence by Thelo Homes that sets a new standard for luxury living in Calgary's desirable Scarboro. With over 5,300 square feet of impeccably designed and fully developed space, this architectural masterpiece blends timeless elegance with modern functionality--crafted for discerning buyers who value design, quality, and lifestyle. Designed by the renowned Andison Residential Design and professionally styled by Martine Ast Interiors, every inch of this home exudes thoughtful sophistication. From its striking curb appeal to its refined interior finishes, this residence delivers a cohesive and elevated living experience throughout. The main floor welcomes you with 10-foot ceilings, abundant natural light, and a seamless open-concept layout that's perfect for both everyday living and upscale entertaining. At the heart of the home lies the gourmet kitchen, a true showpiece with custom cabinetry, luxurious quartz counters, a Wolf 6-burner gas range, Wolf built-in speed oven, and an expansive butler's pantry with additional prep space and storage. Adjacent to the kitchen is a generous dining area and a spacious living room with gas fireplace, all flowing effortlessly out to the landscaped backyard. A thoughtfully designed mudroom leads to the oversized attached double garage, which includes a portion of increased ceiling height--ideal for a golf simulator setup or additional custom storage. Upstairs, you'll find a beautifully appointed bonus room with vaulted ceilings, creating an airy and bright retreat perfect for a media lounge, additional office, or kids' hangout. The primary suite is truly a sanctuary, featuring stunning downtown skyline views, a spa-inspired ensuite with a freestanding soaker tub, glass-enclosed steam shower with bench, dual vanities, and a massive walk-in closet with custom millwork....

4pc Bathroom 9.17 Ft x 5.50 Ft

4pc Bathroom 9.00 Ft x 6.17 Ft

5pc Bathroom 12.75 Ft x 17.00 Ft

Bedroom 13.58 Ft x 16.75 Ft

Bedroom 15.42 Ft x 13.17 Ft

Bonus Room 14.08 Ft x 14.50 Ft

Bedroom 14.25 Ft x 14.42 Ft

Bedroom 13.25 Ft x 18.00 Ft

Recreational, Games room 38.00 Ft x 20.67 Ft

2pc Bathroom 6.33 Ft x 5.92 Ft

2pc Bathroom 7.58 Ft x 3.50 Ft

Dining room 14.67 Ft x 16.00 Ft

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Listing Presented By:



Originally Listed by:
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<http://www.benknopp.com/>

RE/MAX

**RE/MAX REAL ESTATE
(CENTRAL)**

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Laundry room 7.58 Ft x 12.00 Ft

Primary Bedroom 16.00 Ft x 20.42 Ft

Other 16.08 Ft x 7.08 Ft

4pc Bathroom 6.00 Ft x 10.17 Ft

Kitchen 16.25 Ft x 14.08 Ft

Living room 19.67 Ft x 19.50 Ft

Other 17.00 Ft x 9.50 Ft